

## LETTER OF TRANSMITTAL

**To:** Lewis County Board of County Commissioners  
**From:** Lewis County Planning Commission  
**Date:** April 8, 2014  
**Subject:** Transmittal to the BOCC: Findings and Conclusions Regarding an amendment to Title 17 of the Lewis County Code

**Dear Commissioners:**

The Lewis County Planning Commission, during the months of January through February of 2014, held three workshops on January 14, January 28 and February 11 to review proposed staff recommendations for amending Title 17 of the Lewis County Code. The Planning Commission held public hearings on March 11, 2014 and continued the hearing to April 8, 2014.

As Chairman of the Planning Commission, I am transmitting herewith the recommendations of the Planning Commission pertaining to the above topics.

The attached staff report (**Exhibit A**), proposed code amendment (**Exhibit B**) and the following findings and conclusions are presented to the Board of County Commissioners for consideration:

**General findings of fact:**

- 1) The amendment(s) were reviewed by the Lewis County Planning Commission to determine the validity and the overall impacts, taking into account the comprehensive plan, the zoning ordinance, planning policies, the GMA and development regulations, staff reports, and public testimony.
- 2) Many small nonconforming lots in rural parts of the county were subdivided prior to zoning. Often, the lots contain covenants that show minimum setbacks which were considered the de facto standard setback in the development. These covenant setbacks are usually defined as 5 feet and the county zoning code calls for a 10 foot minimum side setback. Although some property owners have been permitted to use the covenant setbacks, the county could have a difficult time defending those permits if challenged.
- 3) After reviewing other setback regulations in other counties and taking public testimony at planning commission workshops, staff made a series of recommendations to resolve these inconsistencies. Those recommendations can be found in the Staff Report, Exhibit A.

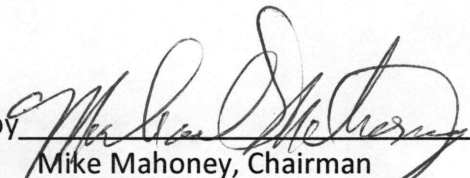
- 4) The modifications and proposed changes to Title 17 have been identified by ~~strike thru~~ for deletions and underlining for additions or changes to the original text. The amendments were presented at several public forums, and public testimony was taken consistent with the state regulations and LCC 17.12.

### Conclusions

Based on the above findings and conclusions, amendment to the Lewis County Code appeared to warrant the proposed changes. The Planning Commission recommends adopting all proposed amendments.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit these to the Lewis County Board of County Commissioners.

Submitted by

  
Mike Mahoney, Chairman  
Lewis County Planning Commission

Date

4-8-2014